

VISION 2020



**BROADVIEW - BITTER LAKE - HALLER LAKE
NEIGHBORHOOD PLAN**

June 16, 1999

Vision **2020** Planning Steering Committee

Kathy Railsback, Co-chair
Wes Neuenschwander, Co-chair
Janet O'Leary, Secretary
Bob Hoskins
Eleanor Kowalski
Sue Linnabary, Land Use Committee Chair
John March
Ruth Sinton
Arlene Vanderklomp
Mike Vincent, Transportation Committee Chair
Steve Zemke

Transportation Committee:

Mike Vincent, Chair

Sue Linnabary, Chair
Rick Barrett

Rosemarie Knutson
John March

Sharon Mirante
Tim Mirante

Gary Rorabach

Outreach: Mary Delahanty, Ruth Sinton

Phase II Consultants:

Jan Keiser & Ed Hawes, J. Keiser & Associates

Paul Fuesel, K.P.G.

David Johnson, T.S.I.

Chris Townsend, Springwood Associates

NPO Project Manager: Dotty DeCoster

Table of Contents

	<i>Page</i>
Introduction	4
Background	4
Plan Summary	5
Vision 2020 Plan:	
Infrastructure - Sewer, Stormwater, Drainage	8
Transportation	12
Pedestrian Circulation	12
Bicycle Circulation .	18
Vehicular Circulation	22
Transit	26
Land Use and Housing	28
Urban Village Designation	29
Linden Avenue North Project	33
Stone Avenue North Project	39
Design Review	40
Other Land Use Policies and Actions	42
Recreation	43
Public Safety	47
Natural Environment	49
Next Steps	53
Appendices:	
List of projects submitted for Neighborhood Street Funding 1999-2000	54
How This Plan Was Made	57
Special thanks . . .	61

Introduction

Background

The City of Seattle's designation of a Hub Urban Village at 130th and Aurora initiated several years of fruitful discussion and planning among a diverse group of community members. The planning area encompasses several established communities, including the *Broadview* community, which runs roughly from 105th to 145th and from Puget Sound to Aurora Avenue N., and the *Haller Lake* community, which extends generally from Aurora to 15th Avenue NE and from Northgate Way to 145th. Within the past several years, residents from the area surrounding Bitter Lake and along Linden Avenue N. (sometimes referred to as the *Bitter Lake* neighborhood), have come together to explore ways to enhance their neighborhood and address issues that are distinct from those facing their adjacent communities. Aurora Avenue N., which runs roughly down the middle of the planning area, is home to several large commercial establishments that serve a regional customer base, as well as other businesses of varying sizes.

Because this planning area encompasses several established communities with diverse priorities, much of the initial planning was spent on building an organizational framework and integrating long-time neighborhood activists from established community organizations such as the Broadview Community Council and the Haller Lake Community Club with volunteers who were new to civic involvement.

In addition, a great deal of time was spent early in the planning efforts discussing whether to accept the City's designation of the area as an HUV. Some participants asserted that designation was inappropriate because of a lack of basic infrastructure, particularly sidewalks and drainage systems, in the area. Some participants also expressed concern about the impact of increased multi-family and commercial development on nearby single family residential areas. Others argued that the planning effort would give the area a much-needed opportunity to identify and analyze the infrastructure deficits and possibly to secure government funding to address these deficits. Others pointed out that the planning efforts could provide an opportunity to positively impact development that was likely to occur anyway given existing zoning patterns.

Many residents along Linden Avenue saw the planning efforts as a way to improve the area, encourage new residential development, and attract small-scale businesses to serve residents, particularly the elderly, who may need or prefer to walk to stores and other community focal points. Some area business owners expressed concern about increased costs, unnecessary regulation, and impaired automobile access to commercial establishments as a result of the planning efforts.

Ultimately, the planning group decided to accept the City's designation of a Hub Urban Village (to be named "Bitter Lake Village") contingent upon the City's agreement to remedy current infrastructure deficits in the areas of sidewalks, drainage, transportation, police protection, and open space. (Policy LU-2) The Plan also calls for the requisite infrastructure to be developed prior to encouraging additional growth in the area.

Plan Summary

This Plan contains seven sections: Infrastructure (Sewer, Storm Water, Drainage); Transportation; Land Use and Housing; Recreation; Public Safety; Natural Environment; and Next Steps. Below is a brief summary of these sections.

Infrastructure. Participants expressed significant concern about flooding and sewage overflows, the lack of maps for the sewer, storm water, and drainage systems, and inadequate connections between system segments. The Plan calls for mapping, integrating, and improving the area's formal and informal systems and improving system maintenance. (Policies I-1, I-2) The Plan also calls for the City to develop environmentally sensitive solutions for drainage problems, including bioswales, new pavement options, and creek daylighting. (Policy I-3) In addition, the Plan proposes strengthening Code requirements governing drainage in new developments. (Policy I-4)

Transportation. The Plan calls on the City to develop a comprehensive plan for designing, funding, constructing, and maintaining a primary network of sidewalks, particularly on arterials. (Policy T-1) The Plan also outlines proposed safety improvements for key pedestrian crossings. (Policy T-7) The Plan proposes a network of designated bicycle streets and lanes to be integrated into the City's bicycle circulation system. (Policy T-33) The Plan calls for street improvements in vehicular circulation designed to balance the need move traffic efficiently on the major north-south and **east-west** streets with concerns for pedestrian safety and accessibility. (Policies T-17 - T-22) The Plan also calls for the City to implement traffic calming measures and protect residential areas from through traffic, (Policies T-23, T-24) The Plan proposes that the City advocate for improvements as part of the upcoming Washington Department of Transportation study of Aurora Avenue. (Policy T-8) The Plan also calls for improved transit service and shelters. (Policies T-26- T-30).

Land Use. The Plan calls for development of Linden Avenue N. from **130th** Street to **145th** Street, to include a connecting segment of the Interurban **Greenway** Trail, "promenade" style sidewalks, distinctive lighting fixtures, benches, street trees and other landscaping, new housing and small retail establishments, and a new recreational and garden area surrounding the Bitter Lake Reservoir. (Policy **LU-6**) The Plan also proposes an intergenerational walkway with benches, trees, and public art to link the Broadview Library and multifamily residential and institutional uses on Greenwood Ave. N. to the new playground at Broadview-Thomson Elementary, to Bitter Lake Park and the Bitter Lake Community Center, to the Interurban **Greenway** Trail on Linden Avenue N., and the new "Reservoir Park." (Policy R-1)

The Plan also calls for Stone Avenue between **121st** and **130th** Streets N. to be developed as a pleasant green buffer with a landscaped green belt between commercial uses on Aurora Ave. N. and the **Haller** Lake residential area. (Policy LU-7) In addition, the plan calls for preservation of designated city-owned parcels as open space. (Policy LU-8) The Plan calls for mitigation for the City's North I-Haller Lake facilities and for public participation in any further development of these facilities. (Policy LU-9) The Plan calls for development of new neighborhood design review guidelines to further the Linden Ave. N. project, and to enable pedestrians to navigate more easily around and through "superblocks" and commercial parking lots on Aurora Ave. N. (Policy **LU-11**)

The Plan also calls upon the City to ensure that the siting of new homes conforms to the extent possible with adjoining residences and streetscapes. (Policy LU-13)

Recreation. As indicated above, the Plan calls for development of the Interurban **Greenway** Trail, the intergenerational walkway, and the new “Reservoir Park” along Linden Ave. N., including the use of City Light surplus properties for this purpose. In addition, the Plan asks the City to negotiate with the Seattle School District regarding the preservation of Bitter Lake Park. (Policy R-1) The Plan **also** calls for ongoing maintenance and safety improvements for Northacres, Carkeek, and Bitter Lake Parks, as well as for **Haller** Lake and Bitter Lake. (Policies R-7, PS-5) The plan also acknowledges the excellent services provided by the Broadview Library, the Bitter Lake Community Center, and the Helene Madison Pool. (Policy R-8)

Public Safety. The Plan expresses concern regarding the high incidence of burglary, prostitution, drug sales, auto theft, vandalism, and other crimes within the area. The Plan calls upon the City to increase the number and visibility of police patrols, and for improved lighting along streets, sidewalks, in parks, open space areas, and around public facilities. (Policy **PS-4**)

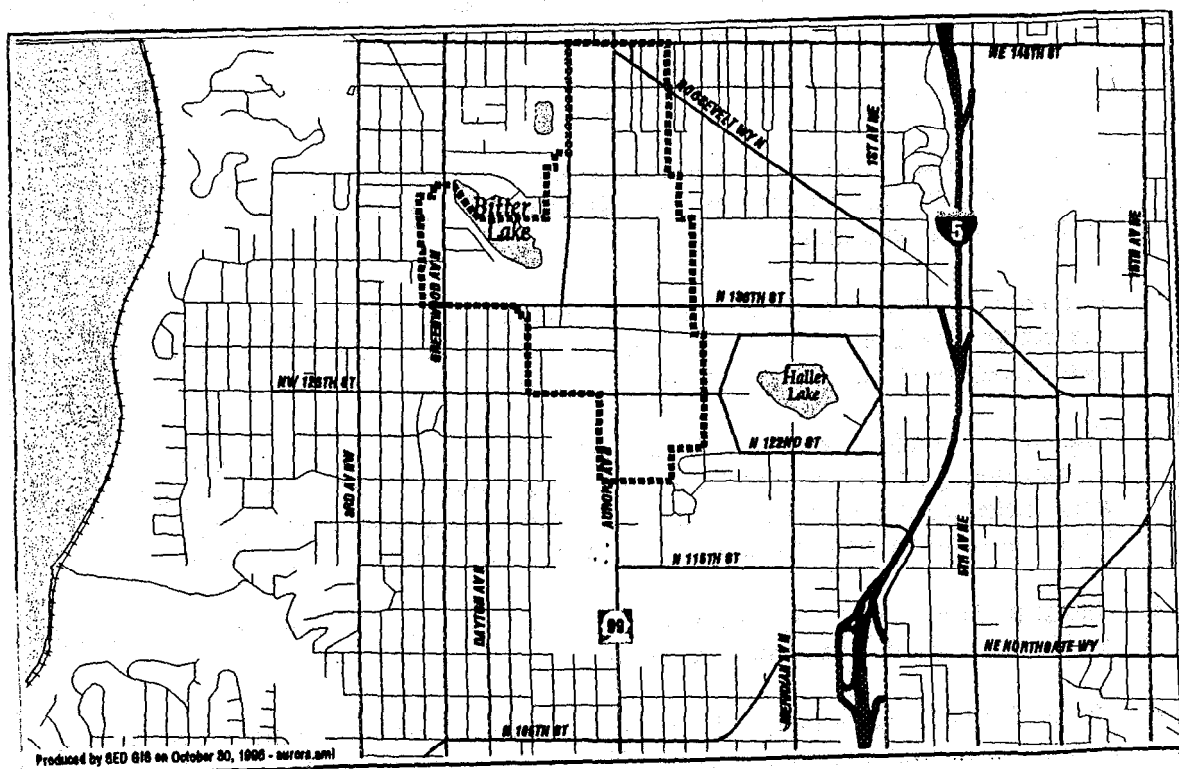
Natural Environment. The Plan acknowledges the need to preserve and protect the area's many natural resources, including our lakes, creeks, and the Sound. The Plan expresses concern regarding contaminated stormwater runoff, as well as concern regarding a buildup of contaminants in the area's soil and watersheds and health impacts from freeway emissions and the Northwest Hospital medical waste incinerator. The Plan calls upon the City to work with other relevant agencies and organizations to eliminate or mitigate the impact of these contaminants and provide appropriate remedial services, including health screenings for area residents. (Policies E-1- E-4) The Plan proposes that the Land Use Code be amended to prohibit incineration of medical waste. (Policy E-2) The Plan also calls for implementation of the Creek Action Plans for Piper's and Thornton Creeks. (Policy E-5)

Next Steps. The Plan calls for the Vision 2020 Planning Group to work in conjunction with established community organizations to designate lead organizations for Plan implementation and to develop a methodology and schedule for review of the Plan, as well as procedures for amendment. (Policy NS-1)

This Plan represents the best efforts of numerous participants over several years. Although these efforts have gone on for some time, it is only within approximately the past year that the Planning Group has been able to focus on specific plan components. For this reason, it must be stressed that much of this Plan is preliminary and general in nature. In implementing this Plan, it is critical that the City continue to work closely with the Planning Group, area residents and business owners, and established community organizations such as the Broadview Community Council, the Haller Lake Community Club, and the Aurora Avenue Merchants Association to ensure that implementation proceeds in such a way as to meet the needs of the broader community.

*For those interested in the history of the Broadview-Bitter Lake area, the large **book** on display at the Sitter Lake Community Center compiled by the Broadview Historical Society (Gloria Butts, Project Manager) provides an excellent resource. Interested individuals may also benefit from the collection and regular meetings of the Broadview Historical Society at the Broadview Library, and the new permanent display at the Shoreline Historical Museum on the history of Playland. *Broadview/Bitter Lake Community History* by Gail Lee **Dubrow, Alexa Berlow**, and Cathy Tuttle is available from the Seattle Parks and Recreation Department (1995) and may **be** found at the Bitter Lake Community Center and the Broadview Library.

City of Seattle's Proposed Hub Urban Village (Original Boundaries)



Vision 2020 Plan: Infrastructure - Sewer, Storm Water, Drainage

Vision 2020 Goal: The Broadview, Bitter Lake, and Haller Lake neighborhoods will have highly developed, environmentally sound sanitary sewer, storm water, and drinking water systems. These systems will not only meet the needs of the residents and businesses through state-of-the-art infrastructure systems but also be sensitive to the natural environment within the community watersheds (drainage basins) by treating and monitoring release of waste water and storm water.

Summary of Issues:

- ***Current surface water and sanitary sewer systems are inadequate for present loads. Additional growth should not be encouraged until these infrastructure deficits are addressed.***
- Inadequate sewer and waste water systems have resulted in significant flooding in the Broadview, Bitter Lake, and Haller Lake areas and, in some areas, overflows of raw sewage into basements and along streets.
- The “informal” storm water drainage system is not systematically known, understood, planned, or maintained. A limited inventory of the existing storm water and waste water systems hinders maintenance and proper planning for system improvements as well as enforcement of land use permit requirements.
- Sewer and storm water system segments are inadequately connected to each other and to the city-wide backbone systems.
- Many intersections, drainage ditches and streets are awash during the rainy season. Examples include: the intersection of **N. 130th** and Sunnyside N.; from the churchyard drainage at 132nd and **1st NE**; **N. 125th** near Eagle Hardware; Stone Avenue N. north of 137th N.; 130th and Aurora, Linden, and Greenwood Avenues; Meridian Avenue N. between 130th and 133rd; Linden Avenue N. between 143rd and **145th**; 500-532 block of **N. 138th**; overflow from the drainage ditch on the north side of N. 137th from 508 N. 137th westward; the end of N. 122nd Place; the alley of NE 92nd St. between Wallingford & Meridian Avenue N.; Corliss Avenue N. and **1st Avenue N.**; and many areas adjacent to **Haller Lake**.
- Storm water drainage systems throughout the **Densmore Drain** are inadequate or blocked.
- Loss of native habitat along portions of the above-ground drainage system due to contaminated storm water and system wide build-out contributes to the overflow of the inadequate systems.

Policies and Actions

Policy I-1 The City shall develop a plan for integrating the area's formal and informal drainage and storm water systems, which shall include a comprehensive schedule for regular maintenance of such systems and their connections with the city-wide backbone infrastructure.

Actions:

- I-1-1** The City shall complete mapping of the entire drainage, storm water, and sewer systems, formal and informal, for the Broadview-Bitter Lake-Haller Lake area.
- I-1 -2** The City, in conjunction with community organizations, property and business owners, residents, and other interested parties, shall develop a plan for and implement an integrated storm water/drainage management system in the Broadview-Bitter Lake-Haller Lake area that addresses environmental concerns and the separation of sewer and storm water systems. Copies of this plan shall be made available to the Northwest District Council, the Broadview Community Council, the Haller Lake Community Club, and other interested community organizations, and shall also be publicly available at the Broadview Library.
- I-1 -3** The City, in conjunction with community organizations, property and business owners, residents, and other interested parties, shall develop a storm water/drainage maintenance plan and implement it on a regular ongoing basis. Copies of this plan shall be distributed as described in I-1-2.
- I-1-4** The City, in conjunction with community organizations, property and business owners, residents, and other interested parties, shall establish a water quality monitoring program for the purpose of planning and maintaining the waste water/drainage system.
- I-1 -5** The City shall complete the drainage program for **Licton Springs/Licton Creek** and the Wilson-Pacific site (Densmore Drain improvements). (See Aurora-Litton Neighborhood Plan.)
- I-1-6** The City shall explore and make drainage improvements to the locations listed above in the Summary of Issues,

Policy I-2 The City shall separate the sewer and storm water systems completely or provide adequate capacity to handle combined flow. In either case, the City shall ensure that storm water runoff does not degrade the quality of the area's lakes or creeks or the waters of Puget Sound.

Actions:

- I-2-1** The City shall develop and implement a long-term sewer comprehensive plan to separate sanitary sewage from storm runoff, or develop adequate additional capacity to prevent sewer overflow during storm events.
- I-2-2** The City, in conjunction with community organizations, property and business owners, residents, and other interested parties, shall develop and implement

programs, including educational programs, to ensure public/private maintenance of the storm water/drainage system and the sewer system.

Policy I-3 Using developing approaches, the City shall provide environmentally sensitive solutions to drainage challenges, including those created by additional paving.

Actions:

- I-3-1** The City, in conjunction with community organizations, property and business owners, residents, and other interested parties, shall establish a series of pilot projects in the Broadview, Bitter Lake, and **Haller** Lake areas to showcase the use of permeable sidewalk/pathway paving options.
- I-3-2** The City, in conjunction with community organizations, property and business owners, residents, and other interested parties, shall develop and implement a revegetation program along existing and future above-ground drainage areas.
- I-3-3** The City, where feasible, shall use bioswales, new pavement options, creek daylighting, and other environmentally sensitive options for solving local drainage problems.
- I-3-4** The City shall update the Street Design **Manual** to offer options for environmentally sensitive paving and design of pedestrian and bicycle pathways.
- I-3-5** The City shall provide staff assistance to local groups working on special projects related to drainage and the environment.

Policy I-4 The City shall enforce and strengthen as needed current Land Use Code requirements for new commercial and multi-family development to provide adequate detention and connections to the drainage system.

Actions:

- I-4-1** The City shall work with community organizations, private developers, nearby property owners and residents, and other interested parties to ensure that all new developments within the planning area include environmentally sensitive and well-connected drainage and **sewage** improvements.
- I-4-2** The City shall thoroughly review all new commercial and multifamily projects within the planning area to ensure enforcement of development responsibilities regarding water detention and sewer and waste water system connections and to ensure adequate surface water and sanitary sewer capacities are available and will be maintained. To this end, the City shall require engineering analyses be performed to verify that adequate capacities exist at all points of the systems affected by the proposed project. Where inadequate capacities are likely to result from a proposed development, the City shall ensure that all deficiencies be corrected, either in the course of the development, or by inclusion in the City's capital improvement plan. Copies of this Plan will be made available to City staff responsible for reviewing development projects throughout the life of this Plan.

Policy I-5 The City shall prepare and distribute annual reports on the progress made towards completion of the action items specified in this Plan, including work completed to date and work scheduled to be completed within the coming five years. Such reports shall be provided to the Northwest District Council, the Broadview Community Council, the Haller Lake Community Council, and any other interested stewardship organizations. Such reports shall also be publicly available at the Broadview Library.

Approved by the City Council on 12/15/2015
Approved by the City Council on 12/15/2015
Approved by the City Council on 12/15/2015

Approved by the City Council on 12/15/2015
Approved by the City Council on 12/15/2015
Approved by the City Council on 12/15/2015

Approved by the City Council on 12/15/2015
Approved by the City Council on 12/15/2015
Approved by the City Council on 12/15/2015
Approved by the City Council on 12/15/2015
Approved by the City Council on 12/15/2015
Approved by the City Council on 12/15/2015
Approved by the City Council on 12/15/2015
Approved by the City Council on 12/15/2015
Approved by the City Council on 12/15/2015
Approved by the City Council on 12/15/2015